



REZONING

September 21, 2006

FILE: RZ 06-09-09

R-A to PUD

Property Information	
Tax ID	Tax Map 061 Parcel 081B
Location/address	Columbia Road
Parcel Size	± 39.51 acres
Current Zoning	R-A (Residential Agriculture)
Existing Land Use	Undeveloped
Future Land Use	Property is located within the Tier II Bartram Trail node
Request	PUD (Planned Unit Development)
Commission District	District 3 (Ford)
Recommendation	Approve with conditions

Summary and Recommendation

Abram Serotta, owner, and Matt Mills, applicant, request the rezoning of 39.51 acres located on Columbia Road from R-A residential agriculture to PUD planned unit development. The proposed PUD includes a professional office section, comprised of five 5000 square foot buildings within a 3.81 acre area, and a townhome residential component comprised of 254 units within a 20.70 acre area. In addition, there are 15.3 acres of land dedicated to open space, much of which is in the rear of the property where the parcel is encumbered by wetlands and severe slopes. The property is on Columbia Road and is immediately to the west of the Ivy Falls PUD, and directly across the street from the Bartram Trail PUD. The property is bordered to the south by the High Meadows PUD, and to the east by the Porterfield property.

The property is encumbered with a significant area of floodplain. Euchee Creek runs through the rear of the property, and there are floodplain and steep slopes associated with its presence. Much of the greenspace proposed within the development is located in the rear of the property along Euchee Creek. The proposed PUD plan includes walking paths located in the green space. The proposed setbacks of the development are:

- 25 feet perimeter;
- 35 feet front from interior streets;
- 35 feet corner side from interior streets;
- 20 feet side setback, with a 20 foot building separation; and
- 20 feet rear.

In addition, the development proposes a 20 foot undisturbed buffer at its frontage and side, and a 40 foot undisturbed buffer to the rear. The site plan also includes street connections to the east and west, allowing



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for interparcel access to future developments. Finally, the development will have sidewalks on both sides of the street throughout, and each townhome will have a two-car garage.

According to the Growth Management Plan (GMP), the Tier II nodes are intended to contain retail, office/professional, civic and dense residential land uses such as smaller multi-family developments and townhomes. Generally Tier II nodes will have less acreage and less commercial square feet than Tier I nodes and are generally about one mile in diameter. Big box stores are not appropriate for Tier II nodes. The GMP specifically addresses the Bartram Trail node. "The Bartram Trail node is not currently appropriate for development, but as the residential population around Bartram Trail develops and as Columbia County's population grows this will be a good future location for a node". The question then is whether or not the proposed townhome and office development is appropriate.

The proposed PUD is in an area that is experiencing tremendous development pressures. The Ivy Falls PUD has approximately 1,000 single family residential units which vary in lot size, along with commercial and townhome areas along Columbia Road and adjacent to the subject property. The High Meadows PUD contains 408 single family residential lots which vary in size and an additional 100 townhome units. The Bartram Trail PUD has a proposed and already approved commercial component along Columbia Road. Finally, a new High School is reported to be constructed on Chamblin Road near the intersection of Baker Place. That location would be less than a mile from the proposed PUD development. Therefore, staff believes that the location is suited for the office and townhome development that the applicant proposes.

Staff recommends **approval with conditions** and all staff comments included.

Interdepartmental Review

Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia EPD.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

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7. Access to SR232, Columbia Road, must be approved by Georgia Department of Transportation.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Storm Water: Permanent drainage and utility easements are required. Staff strongly recommends that the storm water conveyance and detention systems remain private.

Water and Sewer: Owner/Developer is responsible for all costs incurred to connect property to water and sewage system.

Construction and Maintenance: Access to SR232, Columbia Road, must be approved by Georgia Department of Transportation.

Green Space: All passive open space must be put into a conservation easement which is to be held by a land trust or in the Columbia County Green Space Program. Access easements must be provided for access.

Planning: A street stub-out is required to the W.T. Lamb property to the east to eventually tie into the townhome section of the proposed Ivy Falls expansion. An additional street-stub is required for future interconnectivity with the Porterfield property to the west.

Comments

Water and Sewer: County water is available on a twelve inch line on Columbia Road. County sewer is available on an eight inch line located in the rear of the property. This project will affect the capacity of existing water and sewer infrastructure. The sewer main was installed to serve an approved development above this property.

Storm Water: There are no active projects in the area.

Health Department: Should have county sewer.

Board of Education: Lewiston Elementary, Columbia Middle and Greenbrier High schools are above capacity. Evans High School is above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles.

Green space: This property is located in a targeted area for green space. There are green space program lands in Ashbrooke Subdivision, Phase I, along Euchee Creek.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
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Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could not be feasibly developed as single family residential.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Proposal is supported by its location within the Tier II Bartram Trail node
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.